

# LA PAZ PLAZA



**La Paz Plaza**  
Medical/Retail Space Available For Lease  
26137 & 26161 La Paz Rd., Mission Viejo

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## Turn-key Dental Office Available



## Neighborhood Convenience and Accessibility



## Building Features

- Accesible South Orange County medical/retail building with close proximity to the Santa Ana 5 Freeway
- Remaining available suites:
  - **Suite 115 - 2,700 SF - Former Pediatrics**
  - **Suite 150 - 4,786 RSF - Turn-key Dental Office**
- Abundant and convenient Free Surface Parking
- Prominent retailers in the same plaza including: Starbucks, Wells Fargo, Comerica Bank and Taco Bell

## Quick Facts

Within 5 Miles



## Demographics Information

Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Population (2022)</b>	15,657	154,322	342,103
<b>Population by Age (55+)</b>	37%	37%	33%
<b>Median Age (2022)</b>	45.9	44.4	41.6
<b>Average Household Income (2027)</b>	\$222,110	\$185,580	\$191,776

## Location & Amenities

Located right off the 5 Freeway on La Paz Rd in Mission Viejo, La Paz Plaza is a highly accessible location that is home to notable retailers like Starbucks, Wells Fargo, Comerica Bank, and Taco Bell. This prime location in South Orange County benefits from a heavy residential community with strong household incomes. These Spanish style buildings boast a diverse mix of medical and retail tenants that make this shopping center well sought-after.

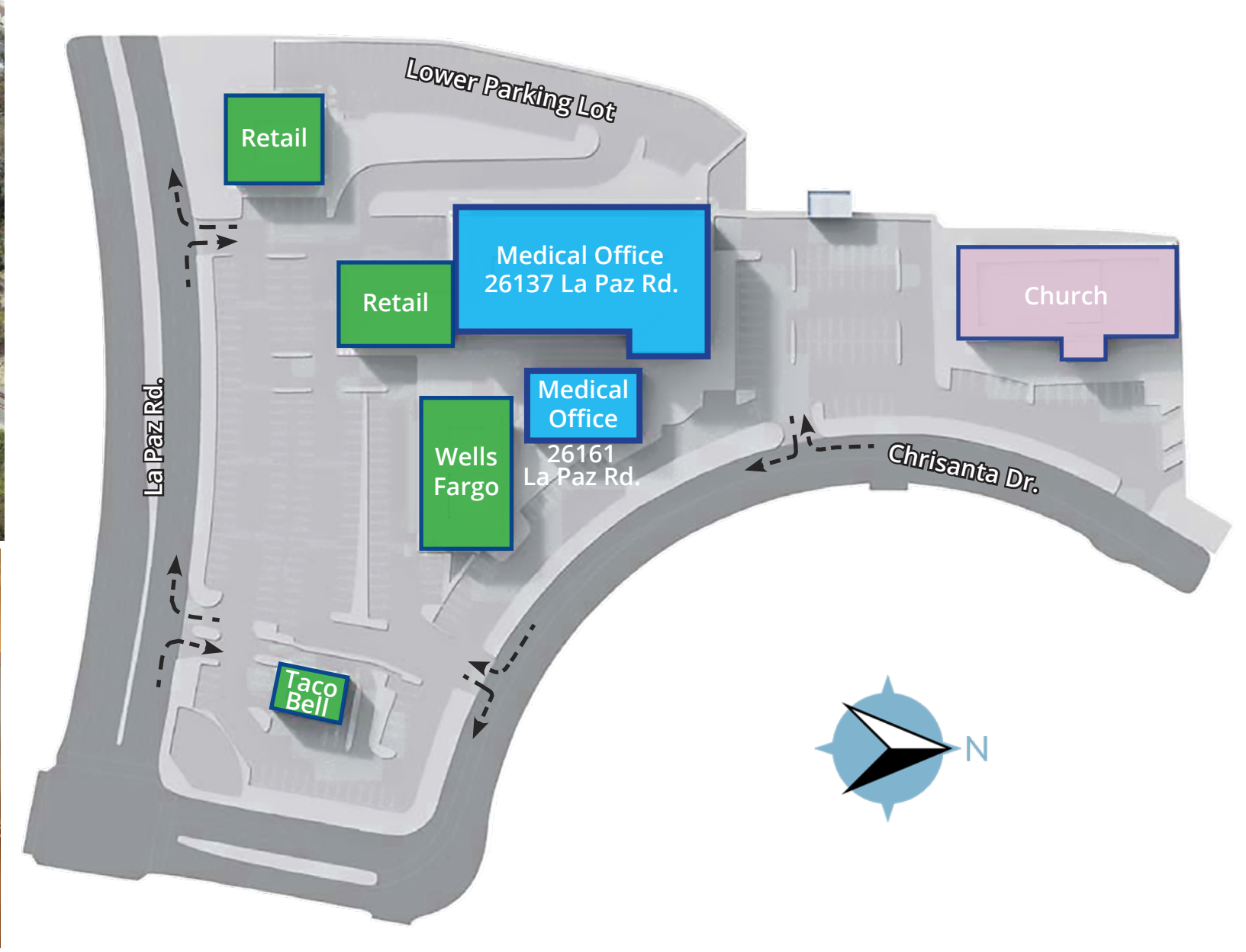
## Free Ample Surface Parking



Convenient and ample amount of Free Surface Parking with four different ingress and egress options into the shopping center on two sides of the plaza.



# Site Plan



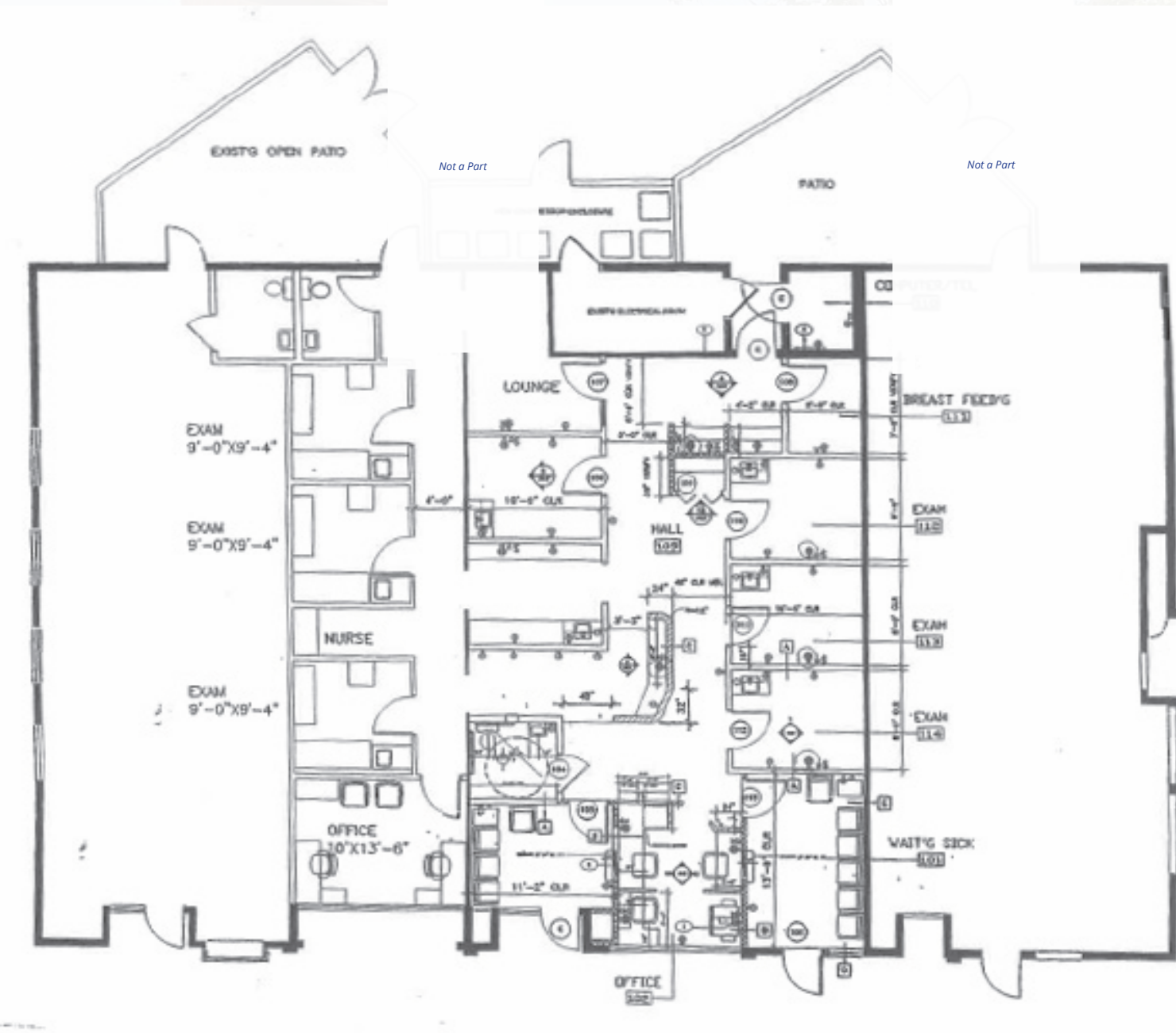
# Available Suites



## Suite 115

**2,700 SF**

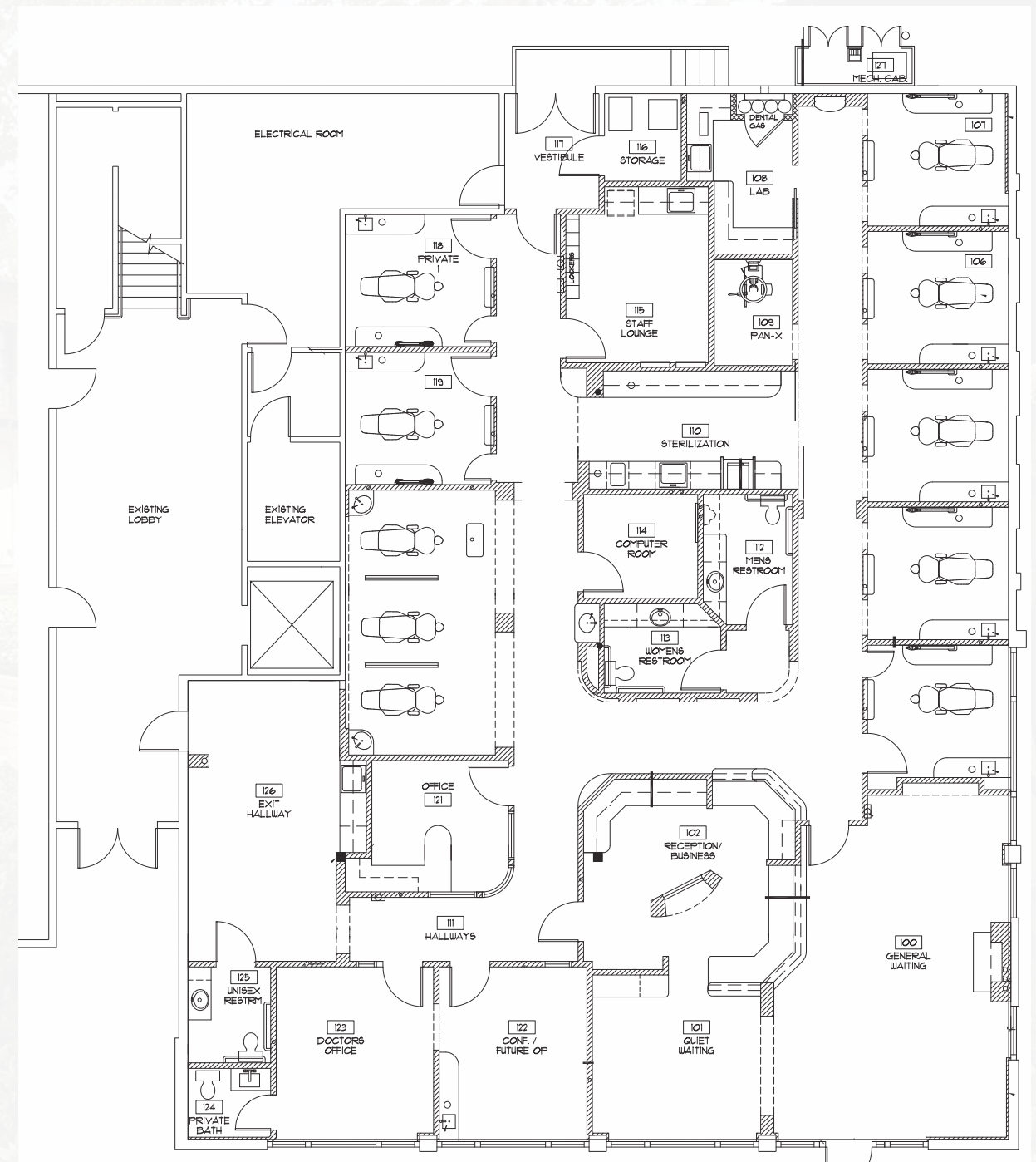
Former Pediatrics  
Available



## Suite 150

**4,786 RSF**

Turn-key Dental Office  
Available





FOR MORE INFORMATION, PLEASE CONTACT:

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